108.0	0001	0011.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	953,800	/	953,800
USE VALUE:	953,800	/	953,800
ASSESSED:	953,800	/	953,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
28		DODGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PERKINS MICHAEL M
Owner 2:	PERKINS ALLISON A
Owner 3:	
Street 1:	28 DODGE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PERKINS MICHAEL M -
Owner 2:	PERKINS ALLISON A -
Street 1:	28 DODGE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .172 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1961, having primarily Vinyl Exterior and 2536 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7511.000	502,100		451,700	953,800
Total Card	0.172	502,100		451,700	953,800
Total Parcel	0.172	502,100		451,700	953,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 376.10 | /Parcel: 376.10

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 108.0-0001-0011.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	502,100	0	7,511.	451,700	953,800		Year end	12/23/2021
2021	101	FV	487,900	0	7,511.	451,700	939,600		Year End Roll	12/10/2020
2020	101	FV	487,900	0	7,511.	451,700	939,600	939,600	Year End Roll	12/18/2019
2019	101	FV	366,300	0	7,511.	458,200	824,500	824,500	Year End Roll	1/3/2019
2018	101	FV	355,200	0	7,511.	342,000	697,200	697,200	Year End Roll	12/20/2017
2017	101	FV	355,200	0	7,511.	309,800	665,000	665,000	Year End Roll	1/3/2017
2016	101	FV	355,200	0	7,511.	296,900	652,100	652,100	Year End	1/4/2016
2015	101	FV	341,500	0	7,511.	251,700	593,200	593,200	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHISHOLM SCOTT	31265-263		9/14/2000		259,000	No	No		
KEOHANE DANIEL/	28235-262		2/27/1998		213,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/25/2016	2094	Redo Bas	20,000	O				
4/4/2007	213	Addition	153,000			G9	GR FY09	ADD 2ND FLR /UAT /

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7511		Sq. Ft.	Site		0	70.	0.86	5									451,731						451,700	

Total AC/HA: 0.17243 | Total SF/SM: 7511 | Parcel LUC: 101 One Family | Prime NB Desc ARLINGTON | Total: 451,731 | Spl Credit | Total: 451,700

User Acct

68795

GIS Ref

GIS Ref

Insp Date

09/04/18

!8458!

PRINT

Date	Time
12/30/21	07:22:11

LAST REV

Date	Time
09/25/18	14:33:34

apro

PAT ACCT. 8458

USER DEFINED

Prior Id # 1:	68795
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

ACTIVITY INFORMATION

Date	Result	By	Name
9/4/2018	Meas/Inspect	CC	Chris C
6/23/2014	Info By Phon	MM	Mary M
4/3/2009	Inspected	189	PATRIOT
1/7/2009	Measured	372	PATRIOT
7/25/2000	MLS	MM	Mary M
11/29/1999	Mailer Sent		
10/28/1999	Measured	256	PATRIOT
9/6/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	4	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.16070032
Const Adj.:	1.00789928
Adj $ / SQ:	152.083
Other Features:	132690
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	526362
Depreciation:	24213
Depreciated Total:	502150

COMMENTS

BSMT SINK EXTRA SHOWER AND SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

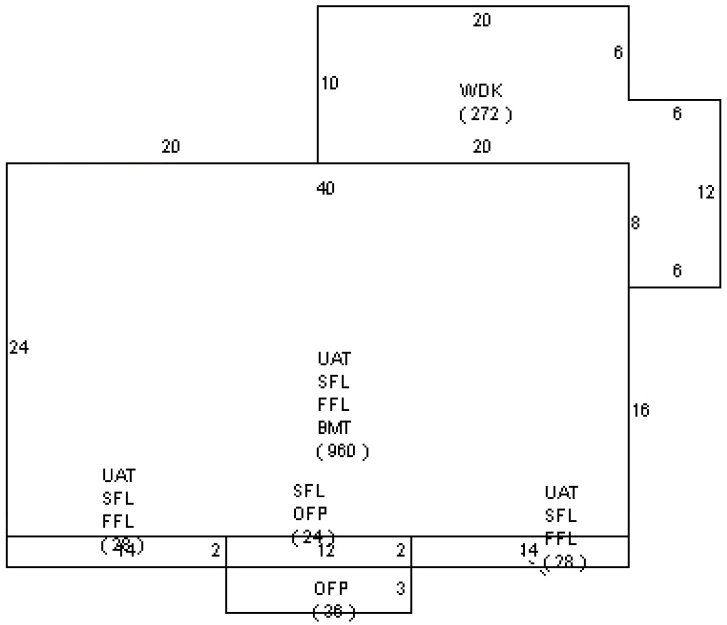
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	152.08
Special Features:	0	Val/Su Net:	139.39
Final Total:	502100	Val/Su SzAd	244.21

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,040	152.080	158,166
FFL	First Floor	1,016	152.080	154,516
BMT	Basement	960	62.730	60,225
WDK	Deck	272	9.750	2,653
UAT	Upper Attic	254	60.830	15,452
OFP	Open Porch	60	44.350	2,661

Net Sketched Area:	3,602			Total:	393,673
Size Ad	2056	Gross Area	4364	FinArea	2536

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

108.0-0001-0011.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: